



City of El Paso – City Plan Commission Staff Report ITEM TO BE DELETED

Case No:	PZRZ14-00019
Application Type	Major Amendment – Master Zoning Plan (MZP)
CPC Hearing Date	May 22, 2014
Staff Planner	Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
Location	2501 & 2525 N. Mesa
Legal Description	Parcel 1: Lots 1 through 20, both inclusive, Block 209, Alexander Addition, an Addition to the City of El Paso, El Paso County, Texas Parcel 2: A portion of Boston Avenue, Alexander Addition, an Addition to the City of El Paso, El Paso County Texas
Acreage	1.86
Rep District	1
Current Zoning	G-MU (General Mixed-Use)
Existing Use	Retail/Restaurant/Parking Lot
C/SC/SP/ZBA/LNC	No
Request	Major Amendment to Master Zoning Plan (MZP)
Property Owner	EP Marcus Investments, L.P. & EP Del Mesa Partners, L.P.
Representative	Mario Perez

SURROUNDING ZONING AND LAND USE

North: S-D (Special Development) & C-2 (Commercial) / Retail
South: C-1/c (Commercial/Condition) / Restaurant & retail
East: C-2/sc/sp (Commercial) / Retail
West: R-4 (Residential) / UTEP Student Housing

PLAN EL PASO DESIGNATION: G-2 Traditional Neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: Boston Park (1,063 feet)

NEAREST SCHOOL: Mesita Elementary (2,872 feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 12, 2014. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting a major amendment to the existing Master Zoning Plan (MZP) under which this G-MU (General Mixed-Use) zoned property is currently regulated. The MZP proposes a 13,225 sq. ft. structure to be used as a pharmacy. The site is proposed to be fully developed in one phase with the potential for future vertical mixed-use development. The site includes a vacated portion of Boston Avenue to be developed as a pedestrian walkway with improvements complying with SmartCode street design. Fifty-three parking spaces are required and 63 are proposed. Access to the subject property is proposed from Robinson Avenue and Boston Avenue.

ANALYSIS

20.04.200(B)

Amendments to an Approved Master Zoning Plan. An applicant may request amendments to an approved MZP. These amendments shall be delineated as minor or major amendments according to the criteria set forth herein.

1. Major Amendments.

- a. Any amendment meeting one or more of the criteria listed below or any other proposed change not considered a minor amendment as described below shall require resubmittal, review and approval of a new zoning application to amend the MZP by the CPC and city council. Major amendments shall follow the same procedural and notice requirements required for the initial approval of the MZP, except that the mixed use zoning district designation shall not be revised unless requested by the applicant. If a change within a subdistrict constitutes a major amendment, as defined herein, requiring an amendment to the MZP, the CPC and city council shall review the proposed change for compatibility within the subdistrict and the adjacent subdistricts.
 - i. Any change to the overall mixed use district boundary.
 - ii. Any change to the approved mix of land use types within a designated subdistrict that increases the nonresidential intensity of development within that subdistrict by ten percent or more of the relevant characteristic(s) of development intensity, provided that the total projected nonresidential development intensity within the entire MZP shall not increase by ten percent of such characteristic(s). For purposes of this section, intensity may be measured by a single characteristic or by multiple characteristics as appropriate to the land use type, including, but not limited to, FAR, parking, and vehicular trips generated.
 - iii. Any change to the boundary of a land use within a subdistrict that results in the relocation of ten percent or more of the area of that land use.
 - iv. Any change to the boundary of a subdistrict that results in the relocation of ten percent or more of the area of the subdistrict.
 - v. An increase of ten percent or more of the originally approved number of projected dwelling units within a designated subdistrict, provided that the total projected dwelling units within the entire MZP shall not increase by ten percent.
 - vi. An increase of ten percent or more of the originally approved floor area for nonresidential uses within a designated subdistrict.
 - vii. Any reduction to the public or private open space components within a designated subdistrict.
 - viii. A twenty percent or greater increase in the height of structures by land use type within a designated subdistrict.
 - ix. A ten percent or greater reduction in the originally approved setbacks by land use type within a designated subdistrict.
 - x. A five percent or greater increase in lot coverage by structures by land use type within a designated subdistrict.
 - xi. Any changes within and/or between subdistricts that, when aggregated result in an increase to one or more of the aforementioned variances for the mixed use district as a whole.
 - xii. Any change which would result in the juxtaposition of incompatible land uses.
- b. Approval of a major amendment may be granted upon a finding that:
 - i. The requested amendment is in general conformity with the stated purposes of this section and the purposes of the specific zoning district to which the property is subject to;
 - ii. The requested amendment meets all other applicable zoning, building, drainage, water quality, and safety code requirements, and any other applicable law or regulation; and
 - iii. The requested amendment will have no significant adverse impact on the health,

safety, or general welfare of surrounding property owners or the general public, or such impacts will be substantially mitigated.

The applicant complies with 20.04.200(B)

20.10.360(G)

Residential, General and Industrial Mixed Use Districts (RMU, GMU and IMU). Uses permitted in a mixed-use development are as approved by city council through a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical, and employment centers. The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan.

1. General Design Principles. These design principles shall serve as guidelines only, and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines.
 - a. Development Perspective.
 - i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.
 - ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.
 - iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.
 - iv. That proposed development noncontiguous to urban areas be organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).
 - v. That a mixture of housing types and densities be distributed throughout the mixed-use development.
 - vi. That transportation corridors be planned and reserved in coordination with land use patterns.
 - vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.
 - viii. That the development include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.
 - ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.
 - x. That neighborhoods be compact, pedestrian-friendly, and mixed use.
 - xi. That ordinary activity of daily living occurs within walking distance of most dwellings.
 - xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.
 - xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.
 - xiv. That appropriate building densities and land use be provided within walking distance of transit stops.
 - xv. That civic, institutional and commercial activity be embedded, and not isolated, in the development.
 - xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.
 - xvii. That a development have sufficient size to accommodate the mixed-use concentration of uses.
 - b. Building Perspective.
 - i. That buildings and landscaping contribute to the physical definition of streets as

- civic places.
- ii. That the design of streets and buildings reinforce safe environments.
- iii. That architecture and landscape design grow from local climate, topography, history and building practice.
- iv. That public gathering spaces be provided in locations that reinforce community identity.
- v. That the preservation and renewal of historic buildings be facilitated.
- vi. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

The applicant complies 20.10.360(G)(1)

2. General Design Elements. A mixed-use development is characterized by any combination of the design elements described below. These design elements shall serve as guidelines only, and compliance with any design element within a mixed-use development shall be determined on a case-by-case basis as part of the master zoning plan and mixed-use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design elements.
 - a. Neighborhoods limited in size and oriented toward pedestrian activity.
 - b. A variety of housing types, jobs, shopping, services, and public facilities.
 - c. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
 - d. A network of interconnecting streets and blocks that maintain respect for the natural landscape.
 - e. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
 - f. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.
 - g. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
 - h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
 - i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
 - j. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

The applicant complies 20.10.360(G)(2)

3. Architectural Objectives. As part of the review of the mixed-use development plan the architectural design shall achieve the following objectives:
 - a. Architectural compatibility;
 - b. Human scale design;
 - c. Integration of uses;
 - d. Encouragement of pedestrian activity;
 - e. Buildings that relate to and are oriented toward the street and surrounding buildings;
 - f. Residential scale buildings in any mixed residential area;
 - g. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
 - h. Buildings that focus activity on a neighborhood open space, square or plaza.

The applicant complies 20.10.360(G)(3)

4. Roadway Design. The roadway designs, whether public or private, used within a mixed-use development may vary depending on the proposed function of the roadway, the anticipated land

uses, and the anticipated traffic load. A variety of designs to lend character to the neighborhood are encouraged. The requirements of Title 19 (Subdivisions) of this Code shall apply in all instances.

The applicant complies 20.10.360(G)(4)

5. Parking. The off-street parking requirements in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall apply for purposes of calculating required spaces. Community-parking facilities or shared parking shall be encouraged in lieu of traditional off-street parking design. This concept would permit the collocation of required parking for individual uses in order to promote pedestrian activity within the neighborhood. In instances where shared parking is proposed, a shared parking study shall be reviewed by the city along with any traffic engineering and planning data that are appropriate to the establishment of parking requirements for the uses proposed. A shared parking study shall include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban Land Institute, the Institute of Traffic Engineers, or the Traffic Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed uses. The shared parking analysis shall be based on the mixture of uses and corresponding peak demand for all uses. The study shall document the source of data used to develop recommendations.

The applicant complies 20.10.360(G)(5). No parking reduction is requested.

6. Setbacks. Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan.

The applicant complies 20.10.360(G)(6)

7. Landscaping. Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code. Landscaping, streetscape, and other green areas proposed within the mixed-use development shall be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

The applicant complies 20.10.360(G)(7).

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of amending the Master Zoning Plan (MZIP) and acceptance of the Master Zoning Plan (MZIP) Report as the application meets all the requirements of 20.04.200(B) *Amendments to an Approved Master Zoning Plan* and 20.10.360(G) *Residential, General and Industrial Mixed Use Districts*.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the GMU (General Mixed-Use) district is to provide large-scale developments that are able to function as individual neighborhoods, as small-scale developments requiring flexibility because of unique design characteristics, or as transitional areas between dissimilar land uses.

COMMENTS:

Planning Division - Transportation

Recommend approval.

Note: All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

City Development Department – Building & Development Permitting

Recommend approval.

City Development Department - Land Development

No objections.

Fire Department

Recommend “APPROVAL” of “Rezoning Application” as presented.

*****NOTE ***** In accordance with the requirements of the Zoning Code Section 20.04.160 Content of application the Fire Planning Division has reviewed the submitted “Detailed Site Plan for the following: Elevations, Perspective of the building, Dimensions, square footage and height of all structures, Number of dwelling units in Multi- family structures, and Driveways as applicable to following sections of the fire code; *Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems.*

“When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirements and comments”.

The Fire Planning Division has reviewed the submitted “Detailed Site Plan Application” as per requirements of the Zoning Code Section 20.04.160 Content of application and has determined that the submission DOES comply within the zoning regulations.

El Paso Water Utilities

We have reviewed the zoning change request reference above and provide the following comments:

1. EPWU does not object to this request.
2. The El Paso Water Utilities requires a finalized set of improvement plans including drainage and grading plans for review and approval prior to any work along the utility easements to ascertain that the proposed improvements do not impact the described existing water and sanitary sewer mains.
3. No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced utility easements without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the utility easements. There shall be at least 5-foot setback from the easement line to any sign or structure.
4. Mesa Street is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa Street right-of-way requires written permission from TxDOT.

Water:

1. There is an existing 6-inch diameter water main extending along the 16-ft utility easement that is available for service, the water main is located approximately 45-ft north from the southern property line.

2. There is an existing 1-inch diameter water line along the 16-ft utility easement between Oregon and Mesa Streets, south of Robinson Avenue. The water line is located approximately 124-ft west of Mesa Street. This water line dead-ends approximately 165-ft north from the southern property line.

The 1-inch diameter water line shall be cut and plug by EPWU crew to avoid future leaks, all costs associated with the proposed cut & plug of the described main is the responsibility of the Owner/Developer.

3. There is an existing 4-inch diameter water main between Oregon and Mesa Streets, south of Robinson Avenue, the water main is located approximately 124-ft south of Mesa Street. This water main is required to remain active to provide service to several water meters located along the alley south of the southern property line.

Sanitary Sewer:

1. There is an existing 18-inch diameter sanitary sewer main extending along the alley between Oregon and Mesa Streets, south of Robinson Avenue. The sewer main is located approximately 127-ft west of Mesa Street. Said main continues in a western direction approximately 296-ft south of Robinson Avenue. El Paso Water Utilities Rules and Regulations do not allow connections of sewer services to sanitary sewer mains 18-inch diameter and larger. This main is required to remain active.

2. Sanitary sewer service can be provided to the proposed development from a sewer main extension parallel to the existing 18-inch diameter sanitary sewer main.

General:

1. All easements dedicated for public sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

2. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments:

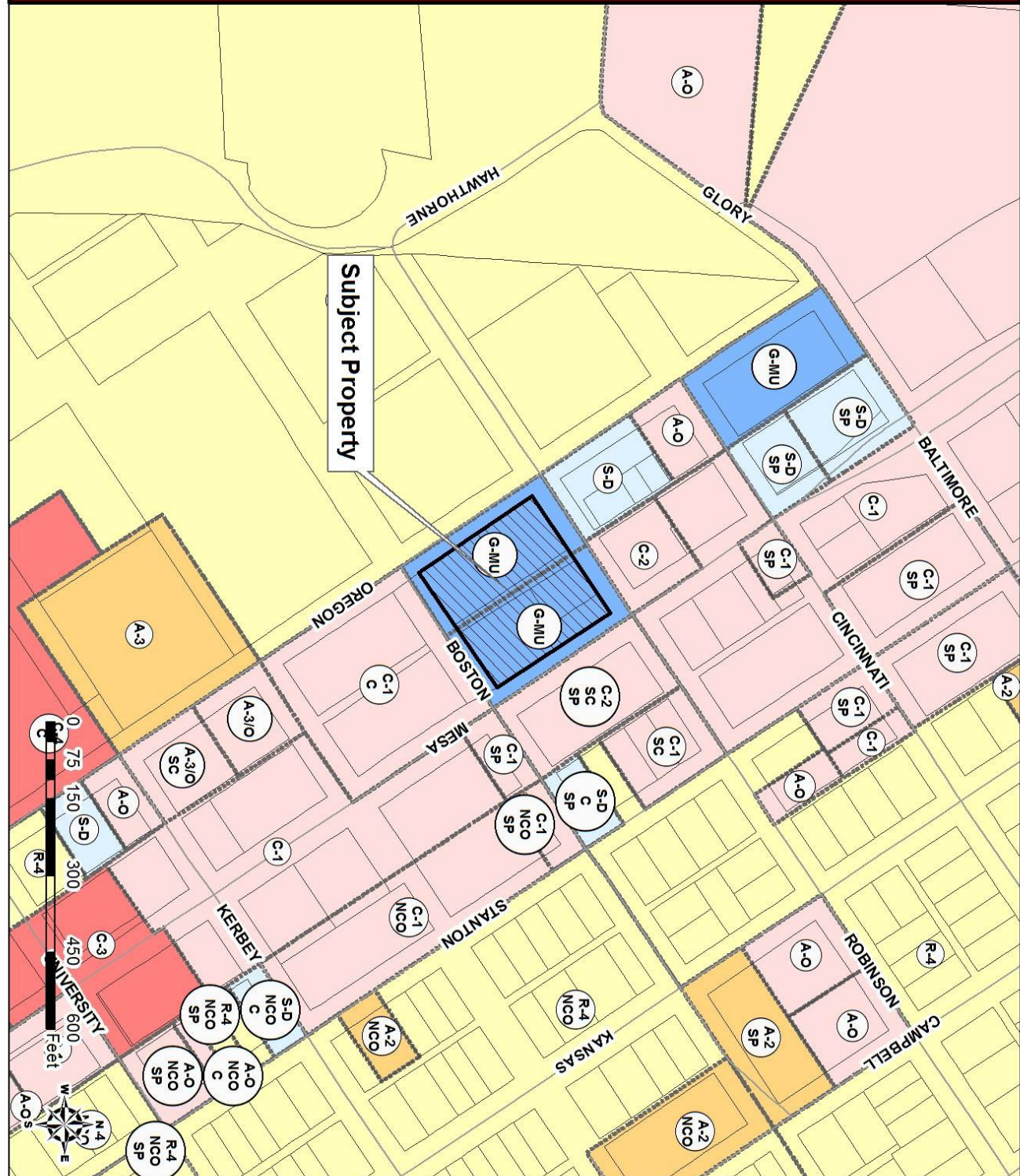
Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Master Zoning Plan (MZP)

Attachment 4: Master Zoning Plan (MZP) Report

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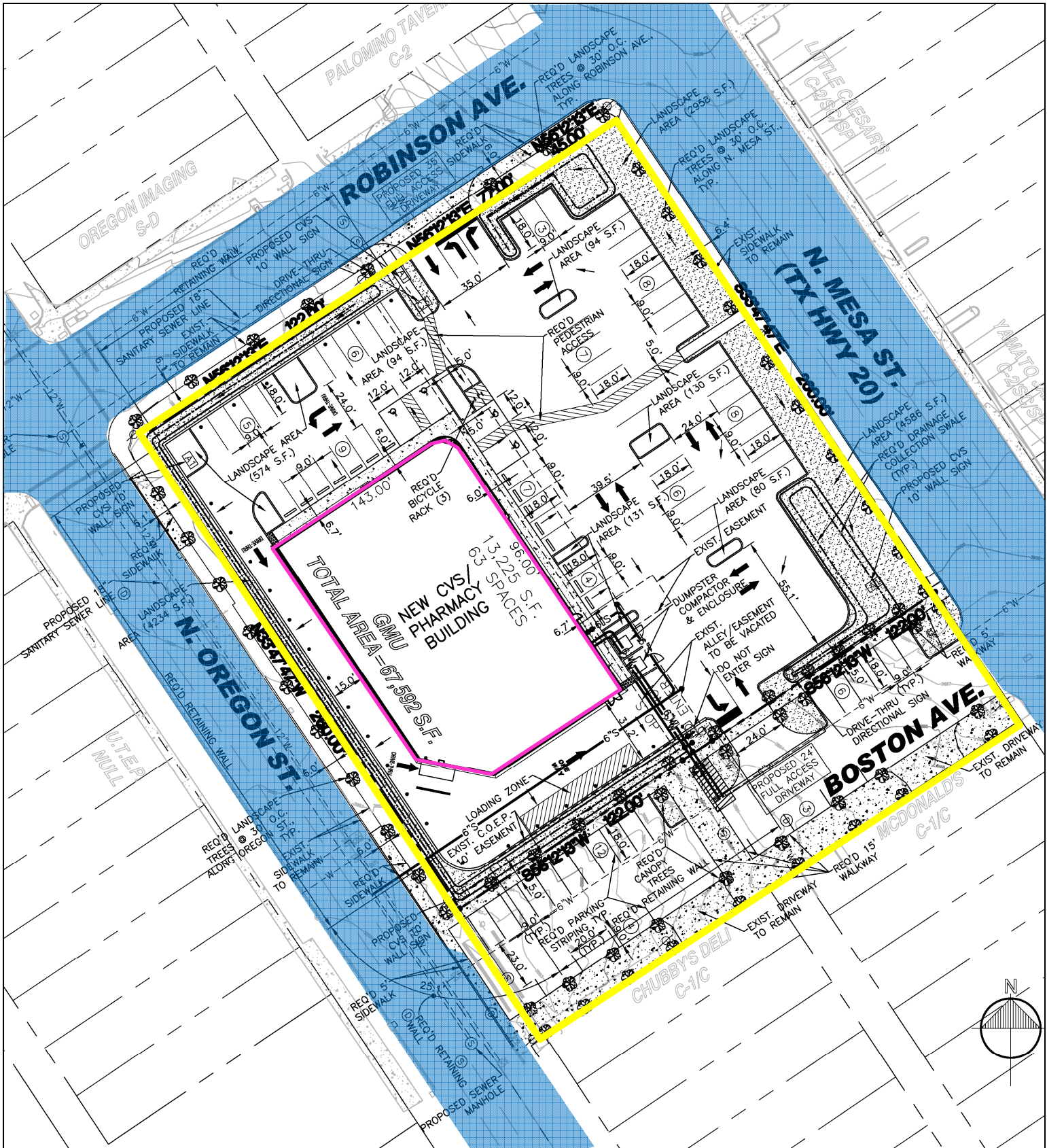


ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: MASTER ZONING PLAN (MZP)



ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT



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MASTER ZONING PLAN REPORT

N. Mesa St. and N. Oregon St. **Master Zoning Plan** **For a General Mixed Use District**

SECTION I

PURPOSE AND INTENT

The purpose of this Master Zoning Plan Report is to describe the characteristics, components and timing of the proposed land use within the development, provide a general statement of how the development relates to the city's comprehensive plan, to identify the permissible uses, and for approval of a major amendment to an approved Master Zoning Plan. The proposed Master Zoning Plan meets the following requirements of Title 20.04.200B:

- The requested amendment is in general conformity with the stated purposes and the purposes of the specific zoning district to which the property is subject to;
- The requested amendment meets all other applicable zoning, building, drainage, water quality, and safety code requirements, and any other applicable law or regulation; and
- The requested amendment will have no significant adverse impact on the health, safety, or general welfare of surrounding property owners or the general public, or such impacts will be substantially mitigated.

ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT

OBJECTIVE

The objective of this Master Zoning Plan district is to allow for a use that meets the objectives of the GMU within Title 20, Section 20.06.020.D.11. **The designed development involves a use allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.**

SECTION II

CHARACTERISTICS AND COMPONENTS OF THIS DISTRICT

1. General Design Principles as per Title 20.10.360G are design principles to serve as guidelines that are met by this district.
 - a. Development Perspective
 - ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods. **This district will utilize infill and redevelopment in parity with existing adjacent developments.**
 - iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern. **This district redevelopment will be contiguous to urban areas and be integrated with the existing urban pattern.**
 - vi. That transportation corridors be planned and reserved in coordination with land use patterns. **This district will enhance the pedestrian elements between N. Mesa St. and the Mesa RTS and Street Car corridor along N. Oregon St. (further described by Boston Street Vacation Ordinance #017972).**
 - viii. That the development include a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile. **This district will be redeveloped to provide for bicycle parking and to provide for enhanced pedestrian and bike movements between N. Mesa St. and the Mesa RTS and Street Car corridor along N. Oregon St (further described by Boston Street Vacation Ordinance #017972).**
 - x. That neighborhoods be compact, pedestrian-friendly, and mixed use. **This district will be compact and pedestrian friendly.**
 - xi. That ordinary activity of daily living occurs within walking distance of most dwellings. **This district will be within walking distance of**

ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT

the UTEP housing complexes.

- xiii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips. **The Boston Street Vacation Ordinance, #017972, will help to reduce the length of vehicle trips.**
 - xiv. That appropriate building densities and land use be provided within walking distance of transit stops. **The proposed development will contain the appropriate building density and land use and be within walking distance of transit stops.**
 - xv. That civic, institutional and commercial activity be embedded, and not isolated, in the development. **Commercial activity will be embedded in the development. This district will provide for an improved pedestrian walkway between the UTEP housing complexes, the Mesa RTS and Street Car corridor and to N. Mesa St. (further described by Boston Street Vacation Ordinance #017972).**
- b. Building Perspective
- i. That buildings and landscaping contribute to the physical definition of streets as civic places. **An improved aesthetically pleasing pedestrian walkway between N. Oregon St. and N. Mesa St. will be provided to improve the walkability of the Mesa RTS and Street Car Corridor.**
 - ii. That the design of streets and buildings reinforce safe environments. **An improved aesthetically pleasing pedestrian walkway between N. Oregon St. and N. Mesa St. will be provided to improve the walkability of the Mesa RTS and Street Car Corridor.**
 - iii. That architecture and landscape design grow from local climate, topography, history and building practice. **This district will be redeveloped in character to existing neighborhood architecture, and landscaping.**
 - iv. That public gathering spaces be provided in locations that reinforce community identity. **This district will provide a pedestrian walkway between N. Oregon St. and N. Mesa St. that is currently not present within this area.**
 - vi. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment. **This district will be redeveloped along the N. Mesa RTS and Street Car corridor that will be located parallel to the frontage line in order to provide a more walkable neighborhood between residential and transit users (further described by Boston Street Vacation Ordinance #017972)..**
2. General Design Elements as per Title 20.10.360G are design elements to serve as guidelines that are met by this district.
- c. Residences, shops, workplaces, and other buildings interwoven within the

ATTACHMENT 4: MASTER ZONING PLAN (MZP) REPORT

neighborhood, all within close proximity. **The development will be within close proximity of existing shops, workplaces, and other buildings.**

- f. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles. **This district contains the above General Design Elements by enhancing the pedestrian and bicycle movements between N. Mesa St. and the Mesa RTS and Street Car corridor along N. Oregon St.**
 - g. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood. **An improved aesthetically pleasing pedestrian walkway between N. Oregon St. and N. Mesa St. will be provided to improve the walkability of the Mesa RTS and Street Car Corridor.**
 - h. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
 - i. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.
 - j. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.
This district contains all of the above General Design Elements by enhancing the pedestrian and bicycle movements between N. Mesa St. and the Mesa RTS and Street Car corridor along N. Oregon St.
3. Architectural Objectives as per Title 20.10.360G
- a. Architectural compatibility;
 - b. Human scale design;
 - d. Encouragement of pedestrian activity;
 - g. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
This district contains all of the above objectives by being redeveloped to provide an architectural theme while providing for a pedestrian pathway between the N. Oregon St. RTS and N. Mesa St. corridor.
4. Roadway Designs as per Title 20.10.360G – **This district will not only maintain the current short block roadway design, but will also provide improved vehicular, bicycle and pedestrian connectivity (further described by Boston Street Vacation Ordinance #017972).**
5. Parking – **Off-street parking within this district will be provided along with improved pedestrian and bicycle connectivity.**
6. Density – **This district will contain a proposed maximum FAR of 0.75:1**

ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT

7. Landscaping – **This district will contain landscaping that will meet and exceed requirements per Title 18 (Building and Construction) of the El Paso City Code by way of Alternative Design (additional canopy trees within the parkway, pedestrian pathways (further described by Boston Street Vacation Ordinance #017972, and the parking lot areas.**

SECTION III

PHASING

This district will be fully developed in one (1) phase. It is proposed that a two (2) phase development be allowed for possible future additional floors for office, retail, or apartment use for vertical, mixed used development.

SECTION IV

RELATION TO THE CITY'S COMPREHENSIVE PLAN

The Plan for El Paso states the Goals and Policies that define the form and function of the City. This Master Zoning Plan is in accordance with the goals and policies as per the following points:

Neighborhood Retrofits

Goal 1.3: The City of El Paso wishes to diversify its post-war and suburban neighborhoods in strategic locations in order to increase the variety of housing options, including rowhouses, apartments, and condominiums, and to expand opportunities for employment and neighborhood shopping without requiring long car trips.

Policy 1.3.2: Sun Metro bus routes and rapid transit system (RTS) stops and transfer centers offer independence to those who live in drivable neighborhoods but do not have access to a car. The land near transfer centers and RTS stops offers major redevelopment opportunities to take special advantage of those facilities. These locations are designated as overlays on the Future Land Use Map (see Goal 1.10).

Smart Location Principles

Goal 2.1: The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental damage, reduces the need for excessive travel by private automobile, and can be served by public transportation.

ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT

Policy 2.1.4: Development is encouraged to integrate jobs into or near residential neighborhoods, or to re-balance existing communities by adding jobs within a ½-mile radius of residential neighborhoods or by adding residences within a ½-mile radius of concentrations of jobs.

Compact Urban

Goal 4.1: New and modified thoroughfares will match the existing or proposed character of land along their paths as well as serving their essential functions in the regional road network.

Policy 4.1.5: In Compact Urban areas, multimodal transportation design will become the norm to enhance neighborhood character, safety, and walkability. Character and function will be more important than capacity, and the street network will be sized to yield smaller blocks with greater “people moving” capacity.

Goal 4.2: El Paso’s thoroughfares will form a well-connected network of complete streets that support driving, walking, bicycling, and public transit.

Policy 4.2.3: Where optimal street connectivity cannot be or has not been provided, non-motorized connections should be added to reduce walking and bicycling trip lengths.

Policy 4.2.5: In Compact Urban areas, most new streets should have on-street parking in order to increase access to properties while calming traffic. Except on multiway boulevards, medians should be limited to short segments so that vehicular access to properties is not overly restricted.

Public Transportation

Goal 4.11: El Paso will have a safe, convenient, and economically viable public transit system that optimizes personal mobility, strengthens community character and economic vitality, and seamlessly integrates with other travel modes. The existing bus network will evolve into a multi-faceted regional transit network with frequent service on four Rapid Transit System (RTS) lines and, over time, other forms of high-capacity transit service.

Policy 4.11.2: The City should require major commercial and residential developments to provide adequate sidewalks and suitable areas for bus stops with bicycle storage.

ATTACHMENT 4: MASTER ZONING PLAN (MZIP) REPORT

Centers of Activity

Goal 7.4: Use retail demand to support innovative sustainable neighborhood development rather than auto-oriented destinations.

Policy 7.4.3: Encourage retail to cluster in community centers or near transit rather than along strips so that each neighborhood has multimodal access to a core area of services.

Access to Health Care

Goal 9.3: Improve access to medical care.

Policy 9.3.1: Distribute offices, clinics, laboratories, and hospitals amongst the various districts and neighborhoods that make up the City. Encourage consolidation of medical facilities to create efficiencies in providing care, such as the co-location of laboratories, diagnostic centers, and hospitals.

Policy 9.3.2: Locate medical care providers and human services at transit nodes and designated Transit-Oriented Development sites.

a. Encourage medical providers to locate at stations or bus stops with reduced parking footprints.

Environmental Risk Factor

Goal 9.4: Reduce exposure to environmental risk factors.

Policy 9.4.1: Reduce risk of injury and fatality due to vehicular accidents.

a. Lower design speeds on existing and proposed streets and highways. Retrofit streets to be more pedestrian-friendly. Include on-street parking and street trees as barriers between pedestrians and moving travel lanes and which increase visual friction to discourage speeding. Include wide sidewalks and narrower travel lanes. Minimize crossing distance at intersections with pedestrian refuges, bulb-outs, speed tables, and other strategies.

This district is designed to meet all the above goals, policies and strategies of the Plan for El Paso. By redeveloping this site along the Mesa RTS corridor, to redevelop along the Mesa corridor, and to provide for a pedestrian pathway that will improve the pedestrian elements from the Mesa RTS corridor to the Mesa Street Corridor, are all factors that follow the Plan for El Paso.

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SECTION V

ALLOWABLE USES OF THIS DISTRICT

The table below is a proposed list of allowable uses in the General Mixed Use District. As listed, a commercial pharmacy is an allowable use. The district will be a place in which a visitor will be surrounded with quality urbanism and well-designed buildings in the El Paso mercantile tradition. Community objectives will be supported with new urbanism and smart growth: walkable, connected neighborhoods, mixed land uses, and easy access for pedestrians and bicyclists. The district will have better connectivity to surrounding development. Narrowing rights-of-way also increases the overall connectivity of the street network, such as the narrowing of Boston Ave. with the Boston Ave. improvements. The district will also enable a sense of place that fosters walkability and active street life. Through a carefully-planned balance of development and preservation, El Paso will be recognized as a city uniquely in harmony with its natural setting, and become a mecca for outdoor enthusiasts, eco-tourists and people seeking an excellent quality of life.

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	Land Use Type	Minimum Area	Lot	LOT COVERAGE		Minimum Lot Width	Minimum Lot Depth	Lot	MAX BLDG HEIGHT (1)	
				Minimum	Maximum				Primary Structure	Accessory Structure
1.0	Agriculture & related									
	Veterinary Treatment (Small)	1,500sqft		n/a	n/a	25'	60'		30'	30'
3.0	Education, instr. & social									
	Adult day care center	1,500sqft		n/a	n/a	25'	60'		30'	30'
	Art Gallery	2,500sqft		n/a	n/a	25'	100'		50'	50'
	Child Care Facility, Type 6	3,600sqft		n/a	n/a	40'	90'		30'	30'
	Library	1,500sqft		n/a	n/a	25'	60'		30'	30'
	Museum	2,500sqft		n/a	n/a	25'	100'		50'	50'
	School (private or Trade)	3,600sqft		n/a	n/a	40'	90'		35'	35'
	School (vocational)	3,600sqft		n/a	n/a	40'	90'		35'	35'
	Social Fraternity	3,600sqft		n/a	n/a	40'	90'		35'	35'
	Social Fraternal Club	3,600sqft		n/a	n/a	40'	90'		35'	35'
	Synagogue	2,500sqft		n/a	n/a	25'	100'		50'	50'
	Temple	2,500sqft		n/a	n/a	25'	100'		50'	50'
	Union Hall	2,500sqft		n/a	n/a	25'	100'		50'	50'
	University College	3,600sqft		n/a	n/a	40'	90'		35'	35'
	Youth Organization	1,500sqft		n/a	n/a	25'	60'		30'	30'
4.0	Office & research services									
	ATM	100sqft		n/a	n/a	n/a	n/a		30'	30'
	Bank	2,000sqft		n/a	n/a	40'	70'		35'	35'
	Courier & Message Center	1,500sqft		n/a	n/a	25'	60'		30'	30'
	Credit Union	2,000sqft		n/a	n/a	40'	70'		35'	35'
	Data processing center	1,500sqft		n/a	n/a	25'	60'		30'	30'
	Employment Agency	1,500sqft		n/a	n/a	25'	60'		30'	30'
	Financial Institution	2,000sqft		n/a	n/a	40'	70'		35'	35'
	Office, administrative	1,500sqft		n/a	n/a	25'	60'		50'	50'
	Office, Business	1,500sqft		n/a	n/a	25'	60'		50'	50'
	Office, medical	1,500sqft		n/a	n/a	25'	60'		50'	50'
	Office, professional	1,500sqft		n/a	n/a	25'	60'		50'	50'
	Radio Broadcasting	1,500sqft		n/a	n/a	25'	60'		30'	30'
	Research Laboratory	1,500sqft		n/a	n/a	25'	60'		30'	30'
	School, arts and crafts	3,600sqft		n/a	n/a	40'	90'		50'	50'
	Studio, dance or dance	3,600sqft		n/a	n/a	40'	90'		50'	50'
	Studio, photography	1,500sqft		n/a	n/a	25'	60'		50'	50'

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Land Use Type	Minimum Area	Lot	LOT COVERAGE		Minimum Lot Width	Minimum Depth	Lot	MAX BLDG HEIGHT (1)	
			Minimum	Maximum				Primary Structure	Accessory Structure
Telemarketing agency	1,500sqft		n/a	n/a	25'	60'		50'	50'
Television broadcasting	1,500sqft		n/a	n/a	25'	60'		50'	50'
5.0 Manufacturing									
Brewery	1,500sqft		n/a	n/a	25'	60'		50'	50'
Computer electronics	1,500sqft		n/a	n/a	25'	60'		50'	50'
6.0 Medical and Related									
Clinic	1,500sqft		n/a	n/a	25'	60'		50'	50'
Drug Store	1,500sqft		n/a	n/a	25'	60'		30'	30'
Hospital	3,600sqft		n/a	n/a	40'	90'		50'	50'
Intermediate care (elderly)	3,600sqft		n/a	n/a	40'	90'		50'	50'
Medical lab	1,500sqft		n/a	n/a	25'	60'		30'	30'
Medical treatment facility	1,500sqft		n/a	n/a	25'	60'		30'	30'
Optical dispensary	1,500sqft		n/a	n/a	25'	60'		30'	30'
Pharmacy	1,500sqft		n/a	n/a	25'	60'		30'	30'
Rest home	3,600sqft		n/a	n/a	40'	90'		50'	50'
8.0 Motor vehicle sales and service									
Automobile part sales	1,500sqft		n/a	n/a	25'	60'		30'	30'
9.0 Parking & Loading									
Garage or lot parking (commercial)	n/a		n/a	n/a	n/a	n/a		50'	50'
Garage or lot parking (community)	n/a		n/a	n/a	n/a	n/a		50'	50'
Garage or lot parking (private)	n/a		n/a	n/a	n/a	n/a		50'	50'
Parking reduction	n/a		n/a	n/a	n/a	n/a		n/a	n/a
10.0 Personal services									
Barber shop	1,500sqft		n/a	n/a	25'	60'		30'	30'
Beauty salon	1,500sqft		n/a	n/a	25'	60'		30'	30'
Dry Cleaning Shop	1,500sqft		n/a	n/a	25'	60'		30'	30'
Dry Cleaners	1,500sqft		n/a	n/a	25'	60'		30'	30'
Laundromat (<5,000sqft)	1,500sqft		n/a	n/a	25'	60'		30'	30'
Locksmith	1,500sqft		n/a	n/a	25'	60'		30'	30'
Massage parlor	1,500sqft		n/a	n/a	25'	60'		30'	30'
Photofinishing lab	1,500sqft		n/a	n/a	25'	60'		30'	30'
Shoe repair shop	3,600sqft		n/a	n/a	40'	90'		30'	30'
11.00 Recreation & amusement									
Amusement game complex	1,500sqft		n/a	n/a	25'	60'		30'	30'
Billiard and pool hall	3,600sqft		n/a	n/a	40'	90'		30'	30'
Bingo hall	3,600sqft		n/a	n/a	40'	90'		30'	30'
Exercise facility	2,000sqft		n/a	n/a	25'	80'		50'	50'

ATTACHMENT 4: MASTER ZONING PLAN (MZP) REPORT

Land Use Type	Minimum Area	Lot	LOT COVERAGE		Minimum Lot Width	Minimum Lot Depth	MAX BLDG HEIGHT (ft)	
			Minimum	Maximum			Primary Structure	Accessory Structure
Laser games center	3,600sqft		n/a	n/a	40'	90'	50'	50'
Movie Theater (indoor/outdoor)	3,600sqft		n/a	n/a	40'	90'	50'	50'
Nightclub, bar	1,500sqft		n/a	n/a	25'	60'	30'	30'
Open Space	n/a		n/a	n/a	n/a	n/a	n/a	n/a
Racquetball club	3,600sqft		n/a	n/a	40'	90'	50'	50'
Roller skating facility	3,600sqft		n/a	n/a	40'	90'	50'	50'
Skateboarding facility	1,500sqft		n/a	n/a	25'	60'	30'	30'
Theatre, performing	3,600sqft		n/a	n/a	40'	90'	50'	50'
12.00 Repair services								
Commercial equipment repair	1,500sqft		n/a	n/a	25'	60'	30'	30'
Electronic equipment repair	1,500sqft		n/a	n/a	25'	60'	30'	30'
Household goods repair	1,500sqft		n/a	n/a	25'	60'	30'	30'
Personal goods repair	1,500sqft		n/a	n/a	25'	60'	30'	30'
Precision Equipment repair	1,500sqft		n/a	n/a	25'	60'	30'	30'
13.00 Residential								
Apartment	500sqft		n/a	n/a	10'	50'	50'	50'
Dwelling, resident watchmen	500sqft		n/a	n/a	10'	50'	50'	50'
Hotel	3,600sqft		n/a	n/a	40'	90'	50'	50'
Lodging house	1,500sqft		n/a	n/a	25'	60'	50'	50'
Live-work flex unit	500sqft		n/a	n/a	10'	50'	50'	50'
Motel	3,600sqft		n/a	n/a	40'	90'	50'	50'
Quadraplex	3,600sqft		n/a	n/a	40'	90'	50'	50'
Rooming house	1,500sqft		n/a	n/a	25'	60'	50'	50'
14.0 Sales, retail & wholesale								
Bakery	2,000sqft		n/a	n/a	25'	80'	30'	30'
Book store	1,500sqft		n/a	n/a	25'	60'	30'	30'
Boutique	1,500sqft		n/a	n/a	25'	60'	30'	30'
Cafeteria	2,000sqft		n/a	n/a	25'	80'	30'	30'
Convenience store	2,000sqft		n/a	n/a	25'	80'	30'	30'
Delicatessen	1,500sqft		n/a	n/a	25'	60'	30'	30'
Drug Store	1,500sqft		n/a	n/a	25'	60'	30'	30'
Flower Shop	2,000sqft		n/a	n/a	25'	80'	30'	30'
Grocery	2,000sqft		n/a	n/a	25'	80'	30'	30'
Hobby store	1,500sqft		n/a	n/a	25'	60'	30'	30'
Ice cream parlor	1,500sqft		n/a	n/a	25'	60'	30'	30'
Music Store	2,000sqft		n/a	n/a	25'	80'	30'	30'
Newspaper printing	1,500sqft		n/a	n/a	25'	60'	30'	30'
Nursery (greenhouse)	1,000sqft		n/a	n/a	20'	50'	50'	50'

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Land Use Type	Minimum Area	Lot	LOT COVERAGE		Minimum Lot Width	Minimum Depth	Lot	MAX BLDG HEIGHT (1)	
			Minimum	Maximum				Primary Structure	Accessory Structure
Other retail (low volume)	2,000sqft		n/a	n/a	25'	80'		30'	30'
Other wholesale establish.	3,600sqft		n/a	n/a	40'	90'		50'	50'
Print and copy shop	1,500sqft		n/a	n/a	25'	60'		30'	30'
Produce stand	1,000sqft		n/a	n/a	20'	50'		15'	15'
Restaurant (all)	1,000sqft		n/a	n/a	20'	50'		50'	50'
Shopping center (comm.)	3,600sqft		n/a	n/a	40'	90'		50'	50'
Snow cone stand	500sqft		n/a	n/a	10'	50'		50'	50'
Specialty shop	1,000sqft		n/a	n/a	20'	50'		50'	50'
Sporting goods	1,000sqft		n/a	n/a	20'	50'		50'	50'
Supermarket	5,000sqft		n/a	n/a	100'	50'		30'	30'
16.0 Temporary uses									
Christmas tree stand	500sqft		n/a	n/a	10'	50'		15'	15'
Firewood sales	500sqft		n/a	n/a	10'	50'		15'	15'
Neighborhood fair	3,600sqft		n/a	n/a	40'	90'		50'	50'
Package liquor store	1,500sqft		n/a	n/a	25'	60'		30'	30'
Pet shop (incl. grooming)	1,500sqft		n/a	n/a	25'	60'		30'	30'
17.0 Towers and related struct									
Personal Wireless Facility	n/a		n/a	n/a	n/a	n/a		n/a	n/a
Radio Broadcasting	n/a		n/a	n/a	n/a	n/a		n/a	n/a
Television broadcasting	n/a		n/a	n/a	n/a	n/a		n/a	n/a
19.0 Utility & misc. facilities									
Government use building	n/a		n/a	n/a	n/a	n/a		n/a	n/a
Minor utility facility	n/a		n/a	n/a	n/a	n/a		n/a	n/a